



## Bracken House 20-28 Cotlands Road, Bournemouth, BH1 3BS £650 PCM

 0  1  1  C

Bracken House's individual studio apartments boast the latest compact personal food preparation areas with a 2 ring hob, fridge with freezer section, sink and drainer, and storage cupboard. All apartments have full en-suite facilities and are furnished throughout.

Rent is inclusive of utility bills and free broadband access. Deposits are only £350 per room.

EPC Rating: C  
Council Tax Band: A

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01202 315 800





Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.